



# Available For Lease

Cedar/73 Business Center  
Bldg 5 - 2835-2845 Hedberg Drive  
Minnetonka, MN 55305

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## Building Specifications

## Additional features

- Office/warehouse building totaling 130,000 square feet
- Unique color-coded building and signage for easy tenant identification
- Excellent suburban location with great access to I-494, I-394, Hwy 169, Minnetonka Blvd and Hwy 7
- 12' clear height

## Property Information

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<b>Building Address</b>	2835-2845 Hedberg Dr Bldg 5 Minnetonka, MN 55305
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<b>Building Square Feet</b>	29,038 square feet
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<b>Available 10/1/2024</b>	<b>Suite 2845</b> 3,937 SF Total 2,326 SF Office 1,611 SF Warehouse
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<b>Loading</b>	One (1) dock door
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<b>Net Rental Rate</b>	\$10.00 PSF
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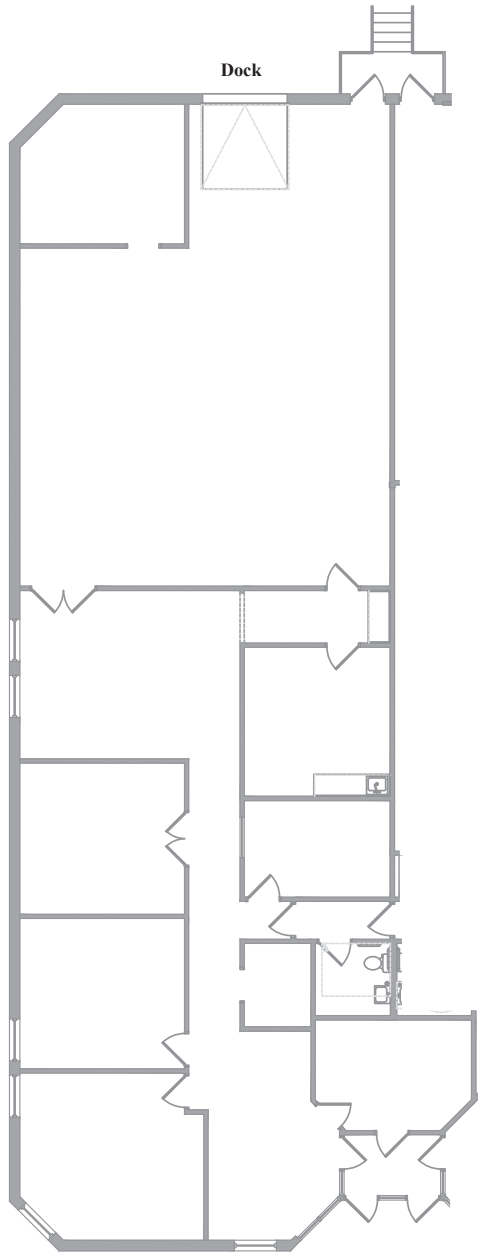
<b>Ceiling Height</b>	12' clear
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<b>2024 CAM &amp; RE Taxes</b>	\$2.41 CAM <u>\$2.67 RE Taxes</u> \$5.08 Total
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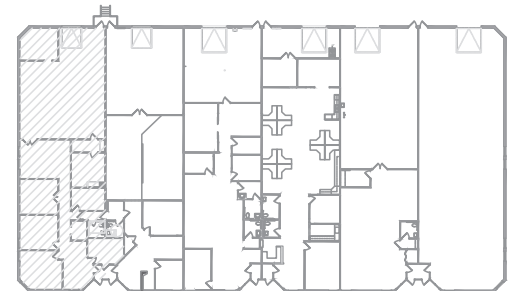
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# Floor Plan

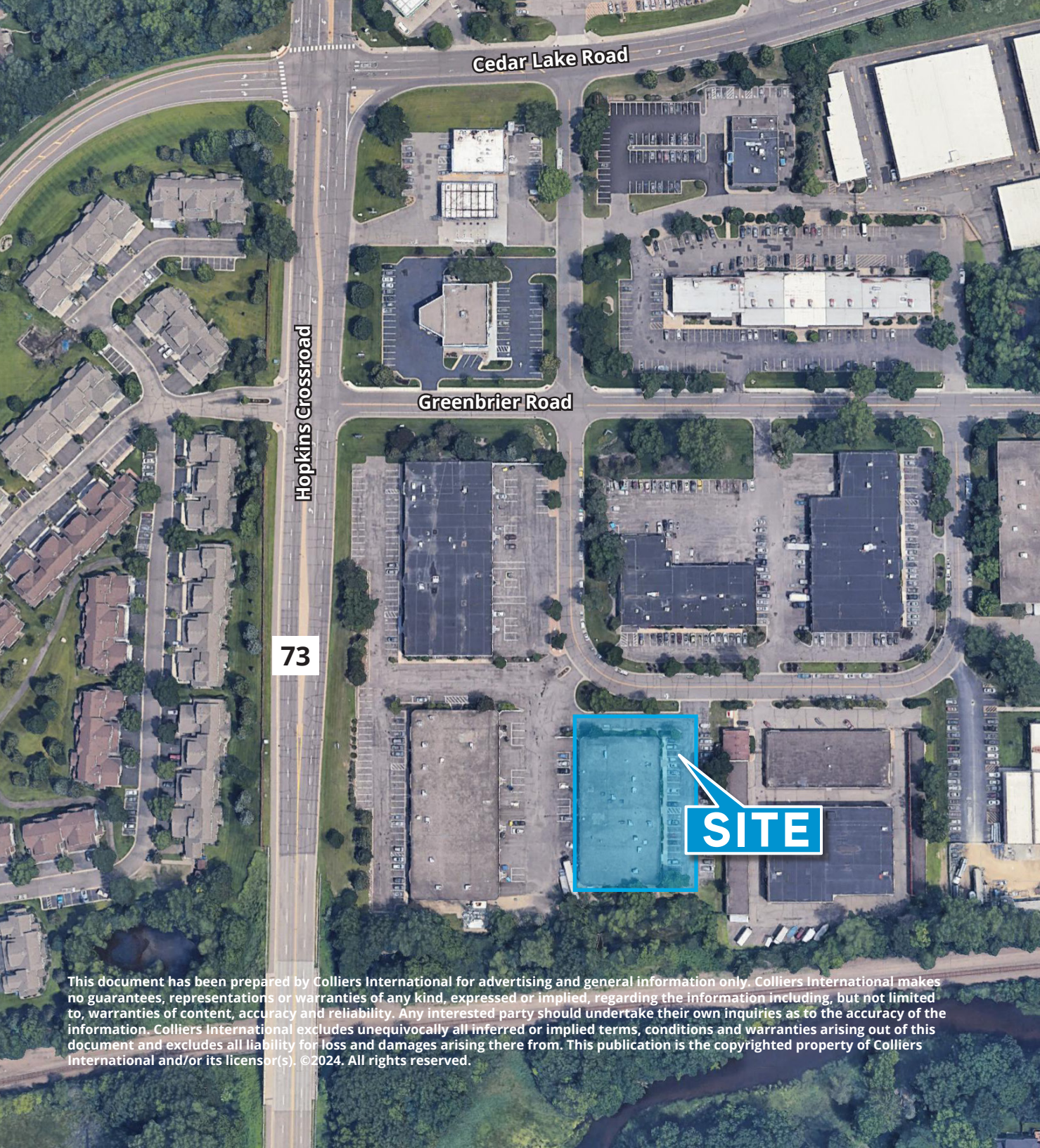


Suite 2845  
Available 10/1/2024  
3,937 SF Total  
2,326 SF Office  
1,611 SF Warehouse  
• One (1) dock

## Building Key Plan







Cedar Lake Road

Hopkins Crossroad

Greenbrier Road

73

**SITE**



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